

**STAFF REPORT  
NATIONAL REGISTER NOMINATION FOR THE PROPOSED D.C.  
WORKHOUSE & REFORMATORY HISTORIC DISTRICT AT  
LAUREL HILL**

**SUPERVISOR DISTRICT:** Mount Vernon

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**ACREAGE:** Approximately 512 acres

**TAX MAP I.D. NUMBERS:** 106-4 ((1)) 0056, 0057, 0058; 107-1 ((1)) 0009; 107-1 ((7)) A, B, C, E; 107-3 ((1)) 0019; and 113-1 ((1)) 0014, 0015

**GENERAL LOCATION:** Generally located between Silverbrook, Ox, Lorton and Farm Roads

**PLANNING AREA(S):** Area IV  
**District(s):** Lower Potomac Planning District  
**Sector:** LP-1 Laurel Hill Community Planning Sector  
**Special Area(s):** N/A

**NATIONAL REGISTER NOMINATION:** Proposed D.C. Workhouse and Reformatory Historic District

**CRITICAL ISSUE:**

Listing on the National Register of Historic Places: The nomination application is under consideration for forwarding to the Virginia State Review Board to list the proposed historic district in the Virginia Landmarks Register and to recommend for listing the historic district on the National Register of Historic Places. The proposed nomination area is within the area determined eligible for listing in the National Register of Historic Places as a historic district in 1996.

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**SUMMARY OF STAFF RECOMMENDATION:**

  X   Approve the nomination of the proposed D.C. Workhouse and Reformatory Historic District to the National Register of Historic Places as submitted

**Staff Recommendation:** The staff recommendation is to accept and endorse the National Register nomination. The nomination has been completed according to uniform standards as established by the National Historic Preservation Act of 1966 and managed by the National Park Service and identifies a historic district proposed for listing on the Virginia Landmarks Register and on the National Register of Historic Places.

## **CONTEXT**

### ***General Location:***

The subject property is located between Silverbrook, Ox, Lorton and Farm Roads.

### ***Planned and Existing Land Use and Zoning:***

***Subject Property:*** The property is within the former D.C. Department of Corrections boundary. The major land use elements are the former Maximum Security and former Central Facility (approximately 70-75 acres), the former Dairy Farm facility and the surrounding 260 acres, and the former Occoquan Facility (approximately 57 acres) Tax Map I.D. Numbers are: 106-4 ((1)) 0056, 0057, 0058; 107-1 ((1)) 0009; 107-1 ((7)) A, B, C, E; 107-3 ((1)) 0019; and 113-1 ((1)) 0014, 0015. The land area encompassed by these parcels is shown on the map on the following page.

### ***Adjacent Areas***

***North:*** Immediately north of Silverbrook Road is a single family detached residential neighborhood zoned PDH-4.

***West:*** Abutting at the northwest is the Spring Hill Senior Campus zoned PDH-12, across Laurel Crest Drive are the high school and middle school sites and the Countywide Park including a golf course, planned for public facilities, and zoned R-C. Areas immediately abutting from Furnace to Ox Roads are planned .5 -1 du/ac and .2-.5 du/ac and zoned R-1, across Ox Road is the Fairfax County Water Authority planned accordingly for public facilities and zoned R-C.

***South:*** Occoquan River and Prince William County

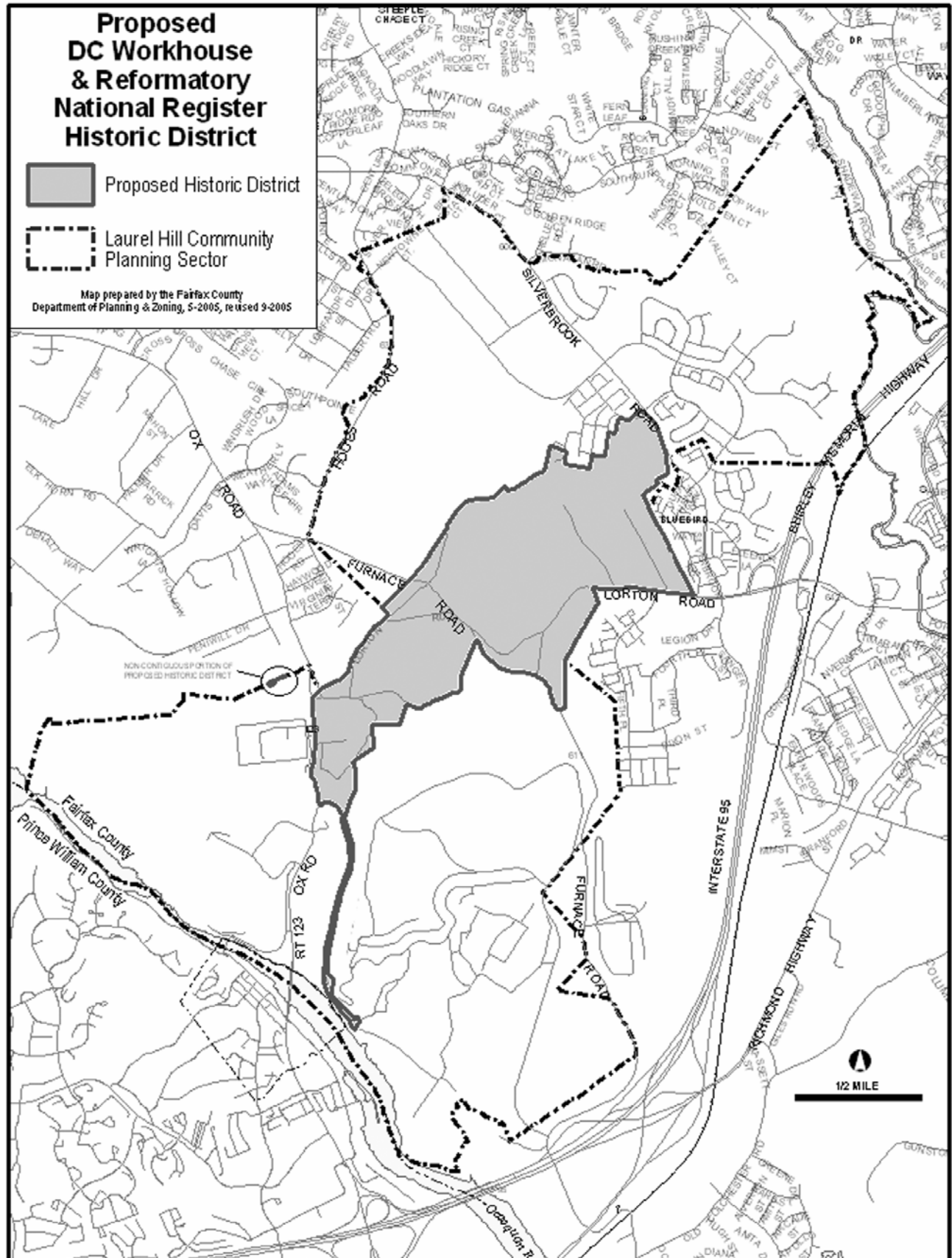
***East:*** Abutting on the east is the Occoquan Regional Park and the I-95 Landfill which is intended for future adaptive recreational reuse and zoned R-C. Extending north from Furnace Road to Silverbrook Road the following applies: planned for public facilities and zoned R-1, planned for 1-2 du/ac and zoned PDH-4, planned for 1-2 du/ac and zoned, R-1, planned for 5-8 duc/ac and zoned PDH-5 and planned for 16-20 du/ac and zoned R-20.

## **PLANNING HISTORY**

On January 11, 1999 the Board of Supervisors authorized an Out-of –Turn Plan Amendment to re-evaluate the recently adopted Plan and to make recommended revisions to address the “Lorton Technical Corrections Act of 1998”. This Congressional legislation mandated that the County should formulate a reuse Plan for the D.C. Department of Corrections property that maximizes open space, parkland, and recreation use of the land.

In February 1999, the Fairfax County Board of Supervisors appointed a citizen task force to develop a reuse plan. The task force, in collaboration with the county's planning staff, began their work by reviewing the Comprehensive Plan language for the site which had been adopted by the Board of Supervisors the previous year.

**Staff Report: National Register Nomination for the proposed Historic District**



During the spring of 1999, the citizen task force completed a modified plan for the former prison site. It was adopted by the Board of Supervisors July 26, 1999 as the official Reuse Plan and the Comprehensive Plan Amendment for the property. (LP1, Laurel Hill Community Planning Sector, S99-CW—1CP) The Reuse Plan was included in an official report to Congress in January 2000. A key aspect of the “Reuse Plan” is that consideration be given to the preservation and reuse of the ballfield, food center, gymnasium, chapels, landscape office, blacksmith shop, administration building, educational facility, locomotive shop, slaughterhouse, and two towers (W-45 and W-46).

To identify approaches for preserving many of the older buildings, the Board of Supervisors established the Laurel Hill Adaptive Reuse Citizens Task Force. The Board of Supervisors has now authorized an Out-of-Turn Plan Amendment for the purpose of incorporating recommendations into the Comprehensive Plan that were made by the Adaptive Reuse Citizens Task Force in December 2004.

## **CURRENT COMPREHENSIVE PLAN RECOMMENDATIONS**

Page 22, Area IV volume of the Comprehensive Plan, 2003 Edition, Area-Wide Recommendation Section as amended through June 20, 2005, LP-1 Laurel Hill Community Planning Sector:

“As part of the closure of the D.C. Department of Corrections Prison Complex located on the Lorton Federal Reservation, the physical plant must be maintained in a manner that will ensure future adaptive reuse of some existing buildings and infrastructure. (...)The majority of what was formerly the D.C. Department of Corrections property is to be used for passive park uses and active recreation uses with public facilities, as well as the potential for residential and other uses to be developed in general conformance with the Area-Wide and Land Unit Recommendations in terms of location, character and extent. In addition, the development of public infrastructure, public facilities and institutional uses may be appropriate if in general conformance with the Area-Wide Recommendations in terms of location, character and extent. These uses include:

- the provision of arterial roadways, the provision of the major greenway trails system and the protection of the area’s many environmental and heritage resources;
- the adaptive reuse of existing facilities; (...)”

Pages 43, 46 and 48, Area IV volume of the Comprehensive Plan, 2003 Edition, Land Use Section as amended through June 20, 2005, LP-1 Laurel Hill Community Planning Sector:

“**Sub-unit 3B:** The major land use elements are the former Maximum Security and former Central Facility redevelopment area and the adaptive reuse area.

The remainder of the former Maximum Security and former Central Facility (i.e., approximately 70-75 acres) is an adaptive reuse area. Other features of this sub-unit include the preservation of the Laurel Hill house as a Heritage Resource area within the Countywide Park and adaptive reuse of a portion of the former Maximum Security and former Central Facility. Development within this sub-unit should occur under the following additional guidance:

- The remainder of the former Maximum Security and former Central Facility should be considered for adaptive reuse. The original masonry structures, built in the 1920's and 1930's, should be preserved and if possible, adaptively reused. In addition, the former administration

building and chapel should also be considered for adaptive reuse. Adaptive reuse could include governmental and non-hospital institutional uses. If preservation and adaptive reuse of some of the structures is determined, after a public hearing by the Board of Supervisors, to not be feasible, this area should be used for park and open space. (...)"

"Sub-unit 4B:

- The former Dairy Farm facility and the surrounding 200 acres should become a District Park with special purpose areas; for example, a horticultural center, athletic field complex, equestrian center, or other specialized use. (...)"

"Sub-unit 5B: The major element in this Sub-unit is the former Occoquan Facility and associated administrative offices which are planned for adaptive reuse."

"The developable acreage should be developed with the following additional guidance:

- The original Occoquan facilities, (...) should be preserved and subject to approved adaptive reuse. Adaptive reuse could include governmental, cultural arts, and public institutional uses. (...)"

## **ANALYSIS**

The nomination application is under consideration for forwarding to the Virginia State Review Board for listing the proposed historic district in the Virginia Landmarks Register and for recommendation for listing the historic district on the National Register of Historic Places. The September 2005 National Register nomination identifies a historic district of approximately 512 acres. The proposed nomination area is within the area determined eligible for listing in the National Register as a historic district in 1996. At that time, the area determined eligible for nomination to the National Register of Historic Places encompassed 2,788 acres.

National Register properties are distinguished by having been documented and evaluated according to uniform standards as established by the National Historic Preservation Act of 1966 and managed by the National Park Service. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, Federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions. The D.C. Workhouse and Reformatory Historic District nomination found the proposed district to meet two of the four criteria. The two criteria are: Criteria A: Associated with events that have made a significant contribution to the broad patterns of history; and Criteria C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The National Register does not entail regulatory controls. Registration is honorific. It recognizes the historic value of a property and encourages good stewardship. Registration may enable qualifying

parties for state and federal rehabilitation tax credits. Applying for tax credits is optional. Qualifications for grant monies requires properties to be listed on the National Register. Listing of private property on the Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Registration informs owners, the community, planners, governments, and others involved in land-use planning of the existence of a historic resource.

The National Register nomination for the proposed D.C. Workhouse and Reformatory Historic District was prepared in response to Board of Supervisors' unanimous vote at its October 18, 2004 meeting directing the Department of Planning and Zoning to prepare the nomination. The nomination was undertaken to provide thorough documentation of the site and to provide the opportunity for tax credits and grants that are not otherwise available. The nomination has been completed according to uniform standards as established by the National Historic Preservation Act of 1966 and managed by the National Park Service. Accepting the National Register nomination and forwarding it to the Virginia State Review Board for listing the proposed historic district in the Virginia Landmarks Register and for recommendation for listing the historic district on the National Register of Historic Places demonstrates good property stewardship by Fairfax County, provides the opportunity for tax credits and grants that are not otherwise available and does not entail regulatory controls beyond those already established as part of the land transfer agreement with the federal government.

## **RECOMMENDATION**

Staff recommends that the Board of Supervisors accept and endorse the nomination for the proposed D.C. Workhouse and Reformatory Historic District and forward it to the Virginia State Review Board for listing the proposed historic district in the Virginia Landmarks Register and for recommendation for listing the historic district on the National Register of Historic Places.